First Security Bank

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Idaho Construction Report

Vol 35, No 9

Dr. Kelly K. Matthews—Economist

September 1988

Evaluating Idaho's entire construction industry, September was the strongest month thus far in 1988 for new building permits. The total September permit valuation at $74.6 million was below April's $77.2 million, but the balance among the individual segments has improved. The following percentages reflect the total construction value components in September: residential, 28%; nonresidential, 37%; alterations and repairs, 35%. For the nine-month cumulative, the component percentages were residential, 36%; nonresidential, 37%; alterations and repairs, 27%.

September's new construction activity was mainly centered in the Boise - Ada County area. Of the $74.6 million total statewide valuation, $47.2 million (63 percent) were issued in Ada County. Included in Ada County's total were $10.2 million in residential, $17.2 million in nonresidential, and $19.7 million in alterations and repairs. The Western Wood Products Association reports that repair and remodeling accounted for 30.4 percent of total U.S. lumber consumption in 1987, and that percentage is expected to increase to 31.2 percent in 1988.

Between 1983 - 1988, the annual number of residential dwelling-unit permits issued in Idaho varied within a rather narrow band. This degree of stability occurred despite some sharp changes in nonagricultural employment totals. For example, it now appears that the 1988 gain in new nonag jobs will more than double the 1987 change, but new dwelling units may be no better than flat. If Idaho's 1989 employment growth continues strong, new housing will probably begin to respond to that economic stimulus.

TOTAL CONSTRUCTION VALUE for authorized building permit-construction in 56 major Idaho locations in September was $74,595,676, or 56.3 percent above 1987. *NEW RESIDENTIAL CONSTRUCTION* for 349 new dwelling units totaled $20,887,052, an increase of 21.2 percent in number and an increase of 41.2 percent in value compared with a year ago. Included in the total residential permits were 221 single-family, 71 multi-family and 57 mobile-home permits. *NEW NONRESIDENTIAL CONSTRUCTION* valued at $27,816,590 was up 40.0 percent from last year, while *ALTERATIONS AND REPAIRS* totaling $25,892,034 were up 98.2 percent.

Building Permit Construction Summary

	September	% Chg	Nine Months	% Chg
Total New Dwelling Units	349	+ 21.2	2,717	- 3.8
Single-Family	221	+ 24.2	1,844	+ 9.2
Multi-Family	71	+255.0	343	- 6.3
Mobile Homes	57	- 36.7	530	- 31.1
Total Residential Value	$ 20,887,052	+ 41.2	$ 168,270,385	+ 14.5
Single-Family	18,340,196	+ 39.5	151,128,912	+ 17.6
Multi-Family	2,119,900	+126.2	12,839,472	+ 16.8
Mobile Homes	426,956	- 39.8	4,302,001	- 42.6
Nonresidential Value	27,816,590	+ 40.0	171,510,902	+ 92.4
Alterations & Repair Value	25,892,034	+ 98.2	124,177,964	+ 57.4
TOTAL CONSTRUCTION VALUE	$ 74,595,676	+ 56.3	$ 463,959,251	+ 47.3

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — SEPTEMBER 1988

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	2	0	0	4,000	$4,000
Coeur d'Alene	3	57	179,626	2,790,440	177,550	3,147,616
Kootenai County Un	35	84	1,434,626	2,315,614	208,321	3,958,561
Craigmont	3	4	150,000	0	3,000	153,000
Grangeville	0	21	0	4,000	43,683	47,683
Lewiston	7	103	498,307	0	519,440	1,017,747
Nez Perce Co Un	0	8	0	735,803	33,103	768,906
Moscow	0	38	0	0	193,629	193,629
Latah County Un	1	4	0	0	12,136	12,136
Orofino	1	13	8,000	0	15,080	23,080
Osburn	0	3	0	200,000	2,600	202,600
Sandpoint	3	12	116,928	0	41,000	157,928
St. Maries	2	7	22,000	0	11,080	33,080
Benewah County Un	0	6	0	67,500	12,000	79,500
TOTAL NORTHERN	55	362	2,409,487	6,113,357	1,276,622	9,799,466
Boise City	110	950	6,778,750	17,091,555	17,671,535	41,541,840
Meridian	13	29	945,301	61,000	103,650	1,109,951
Ada County Un	30	908	2,505,908	89,378	1,907,884	4,503,170
Caldwell	0	13	0	0	238,235	238,235
Canyon County Un	21	40	827,305	1,563,401	60,462	2,451,168
Nampa	7	40	333,479	137,417	83,244	554,140
Emmett	0	26	0	0	75,832	75,832
Gooding	0	1	0	0	2,700	2,700
Hailey	0	3	0	30,000	298,800	328,800
Ketchum	3	11	531,000	220,000	174,960	925,960
Sun Valley	4	24	933,000	83,000	424,900	1,440,900
Blaine County Un	6	12	1,259,000	0	234,500	1,493,500
Jerome	0	5	0	0	6,150	6,150
Mountain Home	5	12	283,298	26,575	97,000	406,873
Payette	0	3	0	131,200	500	131,700
Shoshone	0	3	0	0	16,907	16,907
Twin Falls City	3	21	347,592	70,608	238,373	656,573
Twin Falls Co Un	3	9	122,000	62,464	88,062	272,526
Weiser	0	8	0	0	38,125	38,125
TOTAL SOUTHWESTERN	205	2,118	14,866,633	19,566,598	21,761,819	56,195,050
Blackfoot			NO PERMITS ISSUED			0
Bingham County Un	11	21	400,100	72,000	75,005	547,105
Idaho Falls	16	40	910,091	1,246,690	124,002	2,280,783
Ammon	1	5	69,701	78,890	2,000	150,591
Bonneville Co Un	8	27	319,500	36,975	159,040	515,515
Rexburg	16	8	222,000	0	4,000	226,000
Rigby	0	1	0	0	2,500	2,500
Jefferson Co Un	9	25	127,700	33,800	2,000	163,500
Salmon	0	2	0	2,000	20,000	22,000
Lemhi County Un	0	3	0	3,000	930,372	933,372
St. Anthony	0	1	0	0	500	500
TOTAL EASTERN	61	133	2,049,092	1,473,355	1,319,419	4,841,866
American Falls	1	3	5,000	0	3,000	8,000
Power County Un	1	4	0	63,000	500	63,500
Burley	0	6	0	0	49,500	49,500
Chubbuck	0	3	0	0	825	825
Montpelier	0	7	0	541,344	12,500	553,844
Pocatello	12	63	795,750	15,000	1,354,012	2,164,762
Bannock County Un	6	9	257,900	8,500	12,500	278,900
Preston	1	7	60,000	19,500	43,900	123,400
Franklin County Un			NO PERMITS ISSUED			0
Rupert	0	8	0	5,760	22,724	28,484
Minidoka County Un	7	14	443,190	9,676	29,713	482,579
Soda Springs	0	2	0	500	5,000	5,500
TOTAL SOUTHEASTERN	28	126	1,561,840	663,280	1,534,174	3,759,294
TOTAL 56 LOCATIONS	349	2,739	20,887,052	27,816,590	25,892,034	74,595,676

Compiled by First Security Bank of Idaho, N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS NINE MONTHS CUMULATIVE 1988

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	17	0	604,000	96,065	$700,065
Coeur d'Alene	61	414	4,835,116	8,385,368	1,792,321	15,012,805
Kootenai County Un	218	585	8,364,774	17,587,396	1,563,423	27,515,593
Craigmont	3	11	150,000	0	64,450	214,450
Grangeville	1	97	63,806	207,748	369,938	641,492
Lewiston	59	709	3,755,756	452,470	5,006,387	9,214,613
Nez Perce Co Un	19	56	944,273	5,094,763	177,981	6,217,017
Moscow	14	255	1,025,050	185,350	1,521,620	2,732,020
Latah County Un	30	119	900,109	489,626	454,795	1,844,530
Orofino	5	109	105,822	0	362,083	467,905
Osburn	4	15	100	214,811	6,985	221,896
Sandpoint	16	73	667,915	1,020,000	527,430	2,215,345
St. Maries	4	81	70,500	1,586,000	622,745	2,279,245
Benewah County Un	13	68	609,600	1,698,215	146,575	2,454,390
TOTAL NORTHERN	447	2,609	21,492,821	37,525,747	12,712,798	71,731,366
Boise City	746	8,058	47,670,503	85,485,830	63,234,538	196,390,871
Meridian	87	197	4,923,071	876,400	1,118,251	6,917,722
Ada County Un	290	1,641	21,222,755	2,435,536	5,096,330	28,754,621
Caldwell	20	143	912,234	699,736	1,174,806	2,786,776
Canyon County Un	153	287	5,731,378	5,740,666	805,503	12,277,547
Nampa	55	343	2,545,708	756,977	2,189,551	5,492,236
Emmett	4	200	587,942	371,575	910,551	1,870,068
Gooding	0	17	0	9,619	110,027	119,646
Hailey	58	42	1,733,856	776,363	478,852	2,989,071
Ketchum	24	123	7,739,000	4,610,800	2,694,192	15,043,992
Sun Valley	26	100	6,239,000	1,020,600	1,718,540	8,978,140
Blaine County Un	58	98	13,636,495	62,000	1,236,609	14,935,104
Jerome	1	44	5,000	4,000	484,766	493,766
Mountain Home	30	151	1,412,561	810,471	1,047,722	3,270,754
Payette	2	27	58,000	302,500	1,577,500	1,938,000
Shoshone	0	18	0	15,734	60,766	76,500
Twin Falls City	34	208	2,623,174	5,438,942	1,928,744	9,990,860
Twin Falls Co Un	20	60	934,216	192,792	460,790	1,587,798
Weiser	10	95	97,138	508,842	278,886	884,866
TOTAL SOUTHWESTERN	1,618	11,852	118,072,031	110,119,383	86,606,924	314,798,338
Blackfoot	8	48	332,000	1,155,268	350,987	1,838,255
Bingham County Un	89	161	2,662,655	775,342	432,325	3,870,322
Idaho Falls	173	523	11,030,478	14,432,800	4,638,067	30,101,345
Ammon	9	37	743,138	480,265	89,903	1,313,306
Bonneville Co Un	99	207	3,384,122	436,419	1,617,496	5,438,037
Rexburg	28	44	833,000	872,500	618,600	2,324,100
Rigby	5	23	143,615	65,000	187,440	396,055
Jefferson Co Un	67	191	1,440,440	278,518	258,750	1,977,708
Salmon	1	24	6,000	78,200	105,600	189,800
Lemhi County Un	10	53	199,000	114,500	1,193,372	1,506,872
St. Anthony	0	15	0	24,000	39,100	63,100
TOTAL EASTERN	489	1,326	20,774,448	18,712,812	9,531,640	49,018,900
American Falls	9	45	218,600	17,100	59,090	294,790
Power County Un	6	34	91,000	1,337,680	23,650	1,452,330
Burley	2	35	144,500	528,823	305,500	978,823
Chubbuck	8	45	455,214	392,600	878,963	1,726,777
Montpelier	1	44	150	759,344	247,280	1,006,774
Pocatello	61	501	4,060,350	1,059,500	12,384,029	17,503,879
Bannock County Un	29	61	1,303,140	202,747	596,500	2,102,387
Preston	5	26	355,000	632,500	188,700	1,176,200
Franklin County Un	5	5	317,000	0	0	317,000
Rupert	4	72	25,800	49,346	186,156	261,302
Minidoka County Un	31	79	931,831	157,820	351,159	1,440,810
Soda Springs	2	39	28,500	15,500	105,575	149,575
TOTAL SOUTHEASTERN	163	986	7,931,085	5,152,960	15,326,602	28,410,647
TOTAL 56 LOCATIONS	2,717	16,773	168,270,385	171,510,902	124,177,964	463,959,251

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IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — SEPTEMBER 1987

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	1	0	67,000	0	$67,000
Coeur d'Alene	9	42	492,764	0	342,620	835,384
Kootenai County Un	28	85	659,548	1,067,250	500,035	2,226,833
Craigmont	0	2	0	5,000	1,000	6,000
Grangeville	0	9	0	20,000	24,752	44,752
Lewiston	4	85	257,507	838,162	270,234	1,365,903
Nez Perce Co Un	5	8	303,500	0	14,400	317,900
Moscow	2	32	134,200	0	95,218	229,418
Latah County Un	11	15	264,000	5,000	29,895	298,895
Orofino	0	24	0	0	49,955	49,955
Osburn	1	6	0	4,175	6,517	10,692
Sandpoint	2	8	94,600	0	57,742	152,342
St. Maries	1	11	3,500	0	25,895	29,395
Benewah County Un	3	4	79,445	0	2,500	81,945
TOTAL NORTHERN	66	332	2,289,064	2,006,587	1,420,763	5,716,414
Boise City	44	803	3,141,270	14,212,894	5,732,969	23,087,133
Meridian	11	22	318,832	1,024,160	38,700	1,381,692
Ada County Un	31	80	2,374,310	0	1,927,031	4,301,341
Caldwell	3	13	165,296	3,360	65,357	234,013
Canyon County Un	28	47	1,072,333	942,499	150,910	2,165,742
Nampa	4	369	145,259	24,912	777,248	947,419
Emmett	1	31	52,785	0	103,029	155,814
Gooding	0	3	0	0	24,000	24,000
Hailey	0	7	0	31,232	5,370	36,602
Ketchum	3	19	459,800	0	300,961	760,761
Sun Valley	1	12	525,000	40,[illegible]	274,000	839,000
Blaine County Un	3	7	566,000	0	53,000	619,000
Jerome	0	6	0	0	12,900	12,900
Mountain Home	7	33	389,383	114,075	73,450	576,908
Payette	0	3	0	0	15,250	15,250
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	1	19	2,500	225,615	180,599	408,714
Twin Falls Co Un	2	6	47,000	16,000	82,000	145,000
Weiser	0	13	0	0	166,117	166,117
TOTAL SOUTHWESTERN	139	1,493	9,259,768	16,634,747	9,982,891	35,877,406
Blackfoot	8	9	200,000	65,000	746,970	1,011,970
Bingham County Un	13	29	417,000	80,322	14,600	511,922
Idaho Falls	16	54	1,010,015	131,200	308,402	1,449,617
Ammon	5	3	150,000	387,152	0	537,152
Bonneville Co Un	15	31	634,700	90,800	54,600	780,100
Rexburg	1	4	40,000	0	21,300	61,300
Rigby	0	4	0	9,000	38,000	47,000
Jefferson Co Un	14	40	288,129	91,595	53,350	433,074
Salmon	0	7	0	87,690	25,000	112,690
Lemhi County Un	0	6	0	0	93,000	93,000
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	72	187	2,739,844	942,759	1,355,222	5,037,825
American Falls	1	11	73,500	219,500	28,650	321,650
Power County Un			NO PERMITS ISSUED			0
Burley	0	4	0	0	18,650	18,650
Chubbuck	0	3	0	0	17,700	17,700
Montpelier	0	3	0	0	10,500	10,500
Pocatello	5	32	357,000	22,000	31,083	460,083
Bannock County Un	1	10	0	15,950	80,000	95,950
Preston	0	2	0	0	12,500	12,500
Franklin County Un			NO PERMITS ISSUED			0
Rupert	1	10	26,500	11,800	11,750	50,050
Minidoka County Un	3	9	50,200	0	35,813	86,013
Soda Springs	0	7	0	22,000	6,673	28,673
TOTAL SOUTHEASTERN	11	91	507,200	291,250	303,319	1,101,769
TOTAL 56 LOCATIONS	288	2,103	14,795,876	19,875,343	13,062,195	47,733,414

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IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS NINE MONTHS CUMULATIVE 1987

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	12	40,000	67,000	55,675	$162,675
Coeur d'Alene	95	277	3,884,854	4,365,928	2,036,095	10,286,877
Kootenai County Un	242	567	9,488,501	2,751,147	3,765,212	16,004,860
Craigmont	0	9	0	5,000	27,100	32,100
Grangeville	1	86	0	228,786	303,717	532,503
Lewiston	39	800	2,373,155	6,389,105	3,898,002	12,660,262
Nez Perce Co Un	18	62	727,986	1,622,640	153,279	2,503,905
Moscow	13	246	866,600	786,260	1,288,602	2,941,462
Latah County Un	51	124	1,764,859	92,035	1,152,426	3,009,320
Orofino	2	130	89,105	132,900	254,122	476,127
Osburn	5	26	0	83,800	20,686	104,486
Sandpoint	8	65	318,900	14,550	450,864	784,314
St. Maries	9	93	111,900	11,560	411,449	534,909
Benewah County Un	32	94	1,068,154	194,759	111,300	1,374,213
TOTAL NORTHERN	516	2,591	20,734,014	16,745,470	13,928,529	51,408,013
Boise City	566	6,581	32,363,881	44,784,615	26,634,151	103,782,647
Meridian	69	157	2,795,883	1,901,552	657,078	5,354,513
Ada County Un	406	813	24,859,698	775,155	5,212,331	30,847,184
Caldwell	35	121	1,378,762	1,080,019	828,050	3,286,831
Canyon County Un	204	338	7,305,069	3,072,652	706,292	11,084,013
Nampa	34	880	1,518,722	1,017,257	2,881,338	5,417,317
Emmett	12	232	489,547	100,000	808,651	1,398,198
Gooding	2	32	0	0	134,379	134,379
Hailey	9	44	814,404	723,414	263,584	1,801,402
Ketchum	16	113	3,435,100	1,643,876	1,750,982	6,829,958
Sun Valley	24	112	5,161,000	40,000	3,366,053	8,567,053
Blaine County Un	38	99	8,281,140	673,500	2,109,857	11,064,497
Jerome	3	44	78,000	165,000	431,787	674,787
Mountain Home	49	156	2,500,126	957,674	594,285	4,052,085
Payette	3	30	59,000	86,000	216,273	361,273
Shoshone	2	8	1,300	500	19,721	21,521
Twin Falls City	50	252	3,001,107	2,450,434	2,451,118	7,902,659
Twin Falls Co Un	39	60	1,379,000	86,000	271,000	1,736,000
Weiser	5	81	71,380	9,000	521,195	601,575
TOTAL SOUTHWESTERN	1,566	10,153	95,493,119	59,566,648	49,858,125	204,917,892
Blackfoot	18	71	645,240	1,230,950	1,014,170	2,890,360
Bingham County Un	94	178	2,588,009	3,020,622	385,454	5,994,085
Idaho Falls	197	562	11,677,733	3,405,935	2,930,479	18,014,147
Ammon	16	27	683,500	594,152	83,550	1,361,202
Bonneville Co Un	106	239	3,223,869	423,807	760,371	4,408,047
Rexburg	16	37	689,000	361,955	147,350	1,198,305
Rigby	8	23	483,000	12,500	156,600	652,100
Jefferson Co Un	99	264	2,464,897	690,062	1,349,864	4,504,823
Salmon	0	29	0	87,690	123,300	210,990
Lemhi County Un	10	59	261,000	40,000	713,100	1,014,100
St. Anthony	0	26	0	110,000	26,000	136,000
TOTAL EASTERN	564	1,515	22,716,248	9,977,673	7,690,238	40,384,159
American Falls	17	45	608,300	665,905	126,170	1,400,375
Power County Un	4	13	138,475	1,279,729	38,300	1,456,504
Burley	3	36	264,063	287,000	111,950	663,013
Chubbuck	10	40	688,778	0	173,545	862,323
Montpelier	1	34	60,000	75,000	160,982	295,982
Pocatello	66	741	3,417,095	163,128	5,064,714	8,644,937
Bannock County Un	33	65	1,789,093	70,850	267,689	2,127,632
Preston	1	13	70,000	0	113,780	183,780
Franklin County Un	4	6	140,000	40,000	0	180,000
Rupert	7	85	259,088	42,030	233,430	534,548
Minidoka County Un	32	77	626,184	224,564	361,706	1,212,454
Soda Springs	0	27	0	22,000	776,380	798,380
TOTAL SOUTHEASTERN	178	1,182	8,061,076	2,870,206	7,428,646	18,359,928
TOTAL 56 LOCATIONS	2,824	15,441	147,004,457	89,159,997	78,905,538	315,069,992

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS — SEPTEMBER 1988

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW RESIDENTIAL			
Coeur d'Alene	3	179,626	0	0	0	0
Kootenai County Un	22	1,434,626	0	0	13	0
Craigmont	3	150,000	0	0	0	0
Grangeville			NO NEW RESIDENTIAL			
Lewiston	6	479,307	0	0	1	19,000
Nez Perce Co Un			NO NEW RESIDENTIAL			
Moscow			NO NEW RESIDENTIAL			
Latah County Un	0	0	0	0	1	0
Orofino	0	0	0	0	1	8,000
Osburn			NO NEW RESIDENTIAL			
Sandpoint	3	116,928	0	0	0	0
St. Maries	0	0	0	0	2	22,000
Benewah County Un			NO NEW RESIDENTIAL			
TOTAL NORTHERN	37	$2,360,487	0	$0	18	$49,000
Boise City	56	$4,966,850	54	$1,811,900	0	$0
Meridian	13	945,301	0	0	0	0
Ada County Un	28	2,505,308	0	0	2	600
Caldwell			NO NEW RESIDENTIAL			
Canyon County Un	15	774,205	0	0	6	53,100
Nampa	7	333,479	0	0	0	0
Emmett			NO NEW RESIDENTIAL			
Gooding			NO NEW RESIDENTIAL			
Hailey			NO NEW RESIDENTIAL			
Ketchum	3	531,000	0	0	0	0
Sun Valley	4	933,000	0	0	0	0
Blaine County Un	6	1,259,000	0	0	0	0
Jerome			NO NEW RESIDENTIAL			
Mountain Home	5	283,298	0	0	0	0
Payette			NO NEW RESIDENTIAL			
Shoshone			NO NEW RESIDENTIAL			
Twin Falls City	2	346,836	0	0	1	756
Twin Falls Co Un	1	82,000	0	0	2	40,000
Weiser			NO NEW RESIDENTIAL			
TOTAL SOUTHWESTERN	140	$12,960,277	54	$1,811,900	11	$94,456
Blackfoot			NO NEW RESIDENTIAL			
Bingham County Un	7	378,600	0	0	4	21,500
Idaho Falls	11	821,291	0	0	5	88,800
Ammon	1	69,701	0	0	0	0
Bonneville Co Un	5	302,000	0	0	3	17,500
Rexburg	1	32,000	15	190,000	0	0
Rigby			NO NEW RESIDENTIAL			
Jefferson Co Un	0	0	0	0	9	127,700
Salmon			NO NEW RESIDENTIAL			
Lemhi County Un			NO NEW RESIDENTIAL			
St. Anthony			NO NEW RESIDENTIAL			
TOTAL EASTERN	25	$1,603,592	15	$190,000	21	$255,500
American Falls	0	$0	0	$0	1	$5,000
Power County Un	0	0	0	0	1	0
Burley			NO NEW RESIDENTIAL			
Chubbuck			NO NEW RESIDENTIAL			
Montpelier			NO NEW RESIDENTIAL			
Pocatello	10	677,750	2	118,000	0	0
Bannock County Un	4	257,900	0	0	2	0
Preston	1	60,000	0	0	0	0
Franklin County Un			NO NEW RESIDENTIAL			
Rupert			NO NEW RESIDENTIAL			
Minidoka County Un	4	420,190	0	0	3	23,000
Soda Springs			NO NEW RESIDENTIAL			
TOTAL SOUTHEASTERN	19	$1,415,840	2	$118,000	7	$28,000
TOTAL 56 LOCATIONS	221	$18,340,196	71	$2,119,900	57	$426,956

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS NINE MONTHS CUMULATIVE 1988

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	0	$0	0	$0	0	$0
Coeur d'Alene	56	3,484,616	4	1,350,000	1	500
Kootenai County Un	120	7,927,110	8	437,664	90	0
Craigmont	3	150,000	0	0	0	0
Grangeville	1	63,806	0	0	0	0
Lewiston	43	3,374,096	7	213,340	9	168,320
Nez Perce Co Un	10	739,273	0	0	9	205,000
Moscow	12	946,200	2	78,850	0	0
Latah County Un	12	891,609	1	8,500	17	0
Orofino	1	49,783	0	0	4	56,039
Osburn	0	0	0	0	4	100
Sandpoint	9	506,915	2	161,000	5	0
St. Maries	0	0	0	0	4	70,500
Benewah County Un	8	553,600	0	0	5	56,000
TOTAL NORTHERN	275	$18,687,008	24	$2,249,354	148	$556,459
Boise City	559	$41,752,673	187	$5,917,830	0	$0
Meridian	71	4,767,227	0	0	16	155,844
Ada County Un	252	21,210,335	0	0	38	12,420
Caldwell	8	593,966	6	246,268	6	72,000
Canyon County Un	88	5,217,728	0	0	65	513,650
Nampa	51	2,545,708	0	0	4	0
Emmett	4	587,942	0	0	0	0
Gooding	0	0	0	0	0	0
Hailey	10	809,356	47	924,500	1	0
Ketchum	22	7,299,000	2	440,000	0	0
Sun Valley	16	4,739,000	10	1,500,000	0	0
Blaine County Un	57	13,609,495	0	0	1	27,000
Jerome	0	0	0	0	1	5,000
Mountain Home	25	1,412,561	0	0	5	0
Payette	2	58,000	0	0	0	0
Shoshone	0	0	0	0	0	0
Twin Falls City	27	2,616,638	0	0	7	6,536
Twin Falls Co Un	8	694,216	0	0	12	240,000
Weiser	3	59,500	2	19,500	5	18,138
TOTAL SOUTHWESTERN	1,203	$107,973,345	254	$9,048,098	161	$1,050,588
Blackfoot	5	$327,500	0	$0	3	$4,500
Bingham County Un	34	1,895,055	1	27,000	54	740,600
Idaho Falls	129	10,074,056	32	760,020	12	196,402
Ammon	9	743,138	0	0	0	0
Bonneville Co Un	48	2,619,330	0	0	51	764,792
Rexburg	5	423,000	23	410,000	0	0
Rigby	1	67,000	2	65,000	2	11,615
Jefferson Co Un	15	738,670	0	0	52	701,770
Salmon	1	6,000	0	0	0	0
Lemhi County Un	8	199,000	0	0	2	0
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	255	$17,092,749	58	$1,262,020	176	$2,419,679
American Falls	2	$185,000	0	$0	7	$33,600
Power County Un	1	60,000	0	0	5	31,000
Burley	2	144,500	0	0	0	0
Chubbuck	8	455,214	0	0	0	0
Montpelier	0	0	0	0	1	150
Pocatello	57	3,876,350	4	184,000	0	0
Bannock County Un	23	1,303,140	0	0	6	0
Preston	5	355,000	0	0	0	0
Franklin County Un	5	317,000	0	0	0	0
Rupert	0	0	0	0	4	25,800
Minidoka County Un	7	655,606	3	96,000	21	180,225
Soda Springs	1	24,000	0	0	1	4,500
TOTAL SOUTHEASTERN	111	$7,375,810	7	$280,000	45	$275,275
TOTAL 56 LOCATIONS	1,844	$151,128,912	343	$12,839,472	530	$4,302,001

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS SEPTEMBER 1987

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry			NO NEW RESIDENTIAL			
Coeur d'Alene	9	492,764	0	0	0	0
Kootenai County Un	9	659,548	0	0	19	0
Craigmont			NO NEW RESIDENTIAL			
Grangeville			NO NEW RESIDENTIAL			
Lewiston	2	169,655	2	87,852	0	0
Nez Perce Co Un	3	285,000	0	0	2	18,500
Moscow	2	134,200	0	0	0	0
Latah County Un	3	264,000	0	0	8	0
Orofino			NO NEW RESIDENTIAL			
Osburn	0	0	0	0	1	0
Sandpoint	2	94,600	0	0	0	0
St. Maries	0	0	0	0	1	3,500
Benewah County Un	1	42,445	0	0	2	37,000
TOTAL NORTHERN	31	$2,142,212	2	$87,852	33	$59,000
Boise City	40	$3,037,110	4	$104,160	0	$0
Meridian	5	260,432	0	0	6	58,400
Ada County Un	27	2,370,410	0	0	4	3,900
Caldwell	3	165,296	0	0	0	0
Canyon County Un	17	981,833	0	0	11	90,500
Nampa	3	145,259	0	0	1	0
Emmett	1	52,785	0	0	0	0
Gooding			NO NEW RESIDENTIAL			
Hailey			NO NEW RESIDENTIAL			
Ketchum	1	9,800	2	450,000	0	0
Sun Valley	1	525,000	0	0	0	0
Blaine County Un	3	566,000	0	0	0	0
Jerome			NO NEW RESIDENTIAL			
Mountain Home -	7	389,383	0	0	0	0
Payette			NO NEW RESIDENTIAL			
Shoshone			NO NEW RESIDENTIAL			
Twin Falls City	0	0	0	0	1	2,500
Twin Falls Co Un	0	0	0	0	2	47,000
Weiser			NO NEW RESIDENTIAL			
TOTAL SOUTHWESTERN	108	$8,503,308	6	$554,160	25	$202,300
Blackfoot	0	$0	8	$200,000	0	$0
Bingham County Un	5	307,000	0	0	8	110,000
Idaho Falls	12	976,015	0	0	4	34,000
Ammon	1	55,000	4	95,000	0	0
Bonneville Co Un	11	586,700	0	0	4	48,000
Rexburg	1	40,000	0	0	0	0
Rigby			NO NEW RESIDENTIAL			
Jefferson Co Un	3	109,000	0	0	11	179,129
Salmon			NO NEW RESIDENTIAL			
Lemhi County Un			NO NEW RESIDENTIAL			
St. Anthony			NO NEW RESIDENTIAL			
TOTAL EASTERN	33	$2,073,715	12	$295,000	27	$371,129
American Falls	1	$73,500	0	$0	0	$0
Power County Un			NO NEW RESIDENTIAL			
Burley			NO NEW RESIDENTIAL			
Chubbuck			NO NEW RESIDENTIAL			
Montpelier			NO NEW RESIDENTIAL			
Pocatello	5	357,000	0	0	0	0
Bannock County Un	0	0	0	0	1	0
Preston			NO NEW RESIDENTIAL			
Franklin County Un			NO NEW RESIDENTIAL			
Rupert	0	0	0	0	1	26,500
Minidoka County Un	0	0	0	0	3	50,200
Soda Springs			NO NEW RESIDENTIAL			
TOTAL SOUTHEASTERN	6	$430,500	0	$0	5	$76,700
TOTAL 56 LOCATIONS	178	$13,149,735	20	$937,012	90	$709,129

Compiled by First Security Bank of Idaho, N.A.

NEW RESIDENTIAL UNITS - 56 MAJOR LOCATIONS NINE MONTHS CUMULATIVE 1987

CITY OR AREA	# SINGLE-FAMILY DWL UNITS	SINGLE-FAMILY VALUATION	# MULTI-FAMILY DWL UNITS	MULTI-FAMILY VALUATION	# MOBILE HOME DWL UNITS	MOBILE HOME VALUATION
Bonners Ferry	1	$40,000	0	$0	0	$0
Coeur d'Alene	41	2,288,217	50	1,593,337	4	3,300
Kootenai County Un	133	9,393,439	2	95,062	107	0
Craigmont	0	0	0	0	0	0
Grangeville	0	0	0	0	1	0
Lewiston	28	2,062,288	4	187,852	7	123,015
Nez Perce Co Un	12	606,986	0	0	6	121,000
Moscow	11	770,600	2	96,000	0	0
Latah County Un	21	1,764,859	0	0	30	0
Orofino	1	54,405	0	0	1	34,700
Osburn	0	0	0	0	5	0
Sandpoint	7	318,900	0	0	1	0
St. Maries	0	0	0	0	9	111,900
Benewah County Un	17	816,154	0	0	15	252,000
TOTAL NORTHERN	272	$18,115,848	58	$1,972,251	186	$645,915
Boise City	363	$27,083,942	203	$5,279,939	0	$0
Meridian	44	2,541,883	0	0	25	254,000
Ada County Un	330	24,833,398	0	0	76	26,300
Caldwell	22	1,185,934	6	144,828	7	48,000
Canyon County Un	87	5,649,763	0	0	117	1,655,306
Nampa	27	1,421,243	2	97,479	5	0
Emmett	7	412,547	0	0	5	77,000
Gooding	0	0	0	0	2	0
Hailey	9	814,404	0	0	0	0
Ketchum	14	2,985,100	2	450,000	0	0
Sun Valley	24	5,161,000	0	0	0	0
Blaine County Un	35	8,237,640	0	0	3	43,500
Jerome	0	0	0	0	3	78,000
Mountain Home	45	2,500,126	0	0	4	0
Payette	0	0	0	0	3	59,000
Shoshone	0	0	0	0	2	1,300
Twin Falls City	36	2,988,482	0	0	14	12,625
Twin Falls Co Un	9	641,000	0	0	30	738,000
Weiser	1	60,000	0	0	4	11,380
TOTAL SOUTHWESTERN	1,053	$86,516,462	213	$5,972,246	300	$3,004,411
Blackfoot	6	$399,240	8	$200,000	4	$46,000
Bingham County Un	29	1,735,509	0	0	65	852,500
Idaho Falls	117	9,115,643	61	2,322,690	19	239,400
Ammon	12	588,500	4	95,000	0	0
Bonneville Co Un	43	2,301,898	0	0	63	921,971
Rexburg	8	529,000	8	160,000	0	0
Rigby	7	478,000	0	0	1	5,000
Jefferson Co Un	26	1,597,000	0	0	73	867,897
Salmon	0	0	0	0	0	0
Lemhi County Un	10	261,000	0	0	0	0
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	258	$17,005,790	81	$2,777,690	225	$2,932,768
American Falls	6	$380,300	0	$0	11	$228,000
Power County Un	1	47,200	0	0	3	91,275
Burley	3	264,063	0	0	0	0
Chubbuck	10	688,778	0	0	0	0
Montpelier	1	60,000	0	0	0	0
Pocatello	52	3,146,095	14	271,000	0	0
Bannock County Un	25	1,713,313	0	0	8	75,780
Preston	1	70,000	0	0	0	0
Franklin County Un	2	81,000	0	0	2	59,000
Rupert	2	171,588	0	0	5	87,500
Minidoka County Un	3	252,592	0	0	29	373,592
Soda Springs	0	0	0	0	0	0
TOTAL SOUTHEASTERN	106	$6,874,929	14	$271,000	58	$915,147
TOTAL 56 LOCATIONS	1,689	$128,513,029	366	$10,993,187	769	$7,498,241

Compiled by First Security Bank of Idaho, N.A.